

MEMORANDUM

To: Board of Regents
From: Board Office
Subject: Institutional Agreements, Leases and Easements
Date: November 4, 2002

Recommended Action:

Approve the leases for the benefit of the institutions as summarized below.
(ROLL CALL VOTE)

Executive Summary:

The Iowa Code requires that agreements, leases and easements involving real property be approved by the Board of Regents by roll call vote.

The leases have been reviewed by the Attorney General's Office and are recommended for approval.

A listing of principals is included as Attachment A to this docket memorandum.

Approval is requested for the following:

University of Iowa	Lease agreements with the University of Nebraska Medical Center, Omaha, Nebraska, and Redwood Square, Baltimore, Maryland, for the University's use of apartment space by UI Health Care students/residents.
	Lease renewal with the American Institute of Sustainable Science and Technology for its use of business incubator space at the Oakdale Research Park.
Iowa State University	Lease agreement with Dennis L. Elwell for the University's use of space in Ankeny, Iowa, to house the Iowa Manufacturing Extension Partnership.
	Lease extension with Determan Investments for the University's use of space in Mason City, Iowa, by the Department of Human Development and Family Studies.

Background and Analysis:

UNIVERSITY OF IOWA

LEASES

Landlord	University of Nebraska Medical Center (new)
Area/Location	460 square feet of apartment space located at 4104 Emile Street, Apartment #7, Omaha, Nebraska.
Lease Rate	\$375 per month (\$9.78 per square foot, \$4,500 per year).
Lease Term	One-year term commencing June 1, 2002, through May 31, 2003.
Use of Space	Housing for UI Health Care Anesthesia Nursing students during their rotation at the University of Nebraska Medical Center in Omaha.
Liability	The University agrees to be responsible for claims arising from its use and occupancy of the space in accordance with <u>Iowa Code</u> Chapter 669.
Additional Information	This rotation provides obstetrical anesthesia experience which is not available at the UIHC medical facilities.

Landlord	Redwood Square (renewal)
Area/Location	551 square feet of apartment space located at 412 West Redwood Street, #408, Baltimore, Maryland.
Lease Rate	\$730 per month (\$15.90 per square foot, \$8,760 per year).
Space/Rate Comparison	Rental rate increase of 2.8 percent per square foot over the rate paid under the current lease agreement. (The amount of space is unchanged.)
Lease Term	18 month period commencing January 1, 2003, through June 30, 2004.
Use of Space	Housing for Department of Surgery residents during their rotation at the R. Adams Cowley Shock Trauma Center in Baltimore.
Liability	The University agrees to be responsible for claims arising from its use and occupancy of the space in accordance with <u>Iowa Code</u> Chapter 669.
Additional Information	The surgical rotation provides trauma experience in a large urban setting which is required for certification of the surgical residents. (This level of experience is not available at the University's medical facilities.)

Tenant	American Institute of Sustainable Science and Technology (renewal)
Area/Location	308 square feet of office space in the Technology Innovation Center on the Oakdale Campus.
Lease Rate	\$256.67 per month (\$10 per square foot, \$3,080.04 per year).
Space/Rate Comparison	The amount of space and rental rate are unchanged.
Lease Term	One-year period commencing December 1, 2002, through November 30, 2003.
Use of Space	American Institute of Sustainable Science and Technology provides consulting services on engineering research, development, design, software and manufacturing. The firm promotes sustainability of finite resources and environmental balance through technological innovations.
Liability	The tenant agrees to indemnify, defend, and hold harmless the University as customarily required.

IOWA STATE UNIVERSITY

LEASES

Landlord	Dennis L. Elwell (new)
Area/Location	2,276 square feet of office and meeting space located at 2701 Southeast Convenience Boulevard, Ankeny, Iowa.
Lease Term	Five-year period commencing December 1, 2002, through November 30, 2007.
Lease Rate	\$2,370.83 per month for the first 30 months (\$12.50 per square foot, \$28,449.96 per year), increasing to \$2,465.66 per month (\$13 per square foot, \$29,587.92 per year) for the remaining 30 months of the lease term.
Use of Space	<p>Office space for the Iowa Manufacturing Extension Partnership (IMEP), a program administered by the ISU Extension Office that provides a variety of resources for Iowa manufacturers to define and achieve growth objectives.</p> <ul style="list-style-type: none">• The program, established in 1994, is a partnership of local, state and federal service providers consisting of state universities, community colleges, government agencies and professional organizations; it has generated millions of dollars in sales and investments for Iowa manufacturers.• The program and the lease payments are funded by the National Institute of Standards and Technology/Manufacturing Extension Partnership of the U.S. Department of Commerce.
Liability	The University agrees to be responsible for claims arising from its use and occupancy of the space in accordance with <u>Iowa Code</u> Chapter 669.
Additional Information	<p>The IMEP program is currently housed in approximately 2,600 square feet of space at the Des Moines Area Community College (DMACC) in Ankeny; the space has been provided by DMACC at no cost as part of its contribution to the program.</p> <p>Due to increasing enrollment, DMACC will no longer be able to provide space for the program.</p> <p>The proposed lease for space in Ankeny would continue the visibility and accessibility of the program in the Ames/Des Moines corridor.</p> <hr/>

Landlord	Determan Investments (extension)
Area/Location	1,400 square feet of office space in Suite 206, Mohawk Square, 22 North Georgia, Mason City, Iowa.
Lease Term	One-year period commencing July 1, 2002, through June 30, 2003.
Lease Rate	\$721 per month (\$6.18 per square foot, \$8,652 per year).
Space/Rate Comparison	The amount of space and rental rate are unchanged.
Use of Space	Child Welfare Research and Training Project of the Department of Human Development and Family Studies.
Liability	All other terms of the existing lease would remain in effect, including the requirement for the University to be responsible for claims arising from its use and occupancy of the space in accordance with <u>Iowa Code</u> Chapter 669.


Sheila Lodge

Approved: 
Gregory S. Nichols

Attachment A

Listing of Principals for Leases

November 2002

<u>Lease</u>	<u>Principals</u>
University of Iowa	
<u>University of Nebraska Medical Center</u>	<u>Esther Collins, Property Manager</u>
The principal has no affiliation with the University.	
<u>Redwood Square</u>	<u>Becky Myers, Property Manager</u>
The principal has no affiliation with the University.	
<u>American Institute of Sustainable Science and Technology</u>	<u>I. Al Khattat, President</u>
The principal is a former Adjunct Associate Professor in the Department of Civil and Environmental Engineering.	
Iowa State University	
<u>Iowa Manufacturing Extension Partnership</u>	<u>Dennis L. Elwell</u>
The principal has no affiliation with the University.	
<u>Determan Investments</u>	<u>J. D. Determan</u>
The principal has no affiliation with the University.	